

What is a CM Zone?

The Controlled-Manufacturing zone provides for light industry compatible with neighboring uses.

How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

What are the permitted uses in a CM zone?

Uses that will unreasonably interfere with nearby residential uses or other activities within the CM zone are not allowed. The following uses are permitted in a CM zone:

- Uses involving controlled manufacturing, research and development, wholesaling, warehousing, and other light industrial uses
- Sales to the ultimate consumer of articles manufactured on the premises to the customer's order
- Professional and administrative offices

Examples of improper CM uses:

Retailing (except articles manufactured on the premises to the customer's order and sold to the ultimate consumer), Personal services, Vehicle sales and services

*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information.

Is there a minimum lot size requirement?

Minimum lot area in the CM zone is 40,000 S.F.

What are the minimum front, side, and rear yard setback requirements?

- Front /street side25'
(*plus 1' for each foot the building exceeds 20' in height)
- Side 25'
- Rear..... None
(*If adjacent to a residential zone then a 20' minimum rear yard is required plus 1' for each foot the building exceeds 20' in height)

Note:
A 6' high masonry wall is required along any property line which abuts a lot in a residential zone (8' high masonry wall is permitted if both parties agree)

For Example illustration of setbacks for a CM zoned lot please see example (1).

What is the maximum height requirement for buildings in CM zone?

The maximum height of a principle building in the CM zone is 35' (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the edge, wall parapet, mansard, or other point directly above that grade).

Note:
The maximum height for accessory building is 15' (measured from the finished or natural grade, whichever is lower and creates a lower profile). Please contact the Community Development Department for further information.

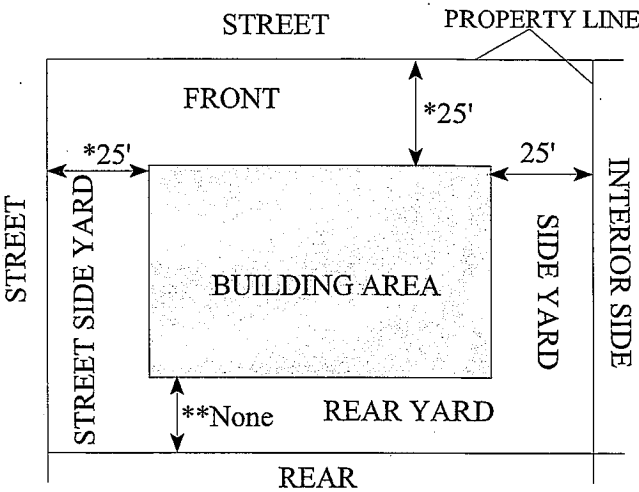
What is the maximum lot coverage allowed?

The maximum building coverage, including any type of accessory building, is 50%.

Other requirements?

For answers to other questions on topics such as parking, driveway, public improvement, or architectural requirements, you may contact the Community Development Department.

Example:



*Plus 1' for each foot the building exceeds 20' in height
**If adjacent to a residential zone then a 20' minimum rear yard is required plus 1' for each foot the building exceeds 20' in height

Town of Los Gatos
Community Development Department
110 East Main Street
Los Gatos, 95032
(408) 354-6874

www.loggatosca.gov